

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
May 21, 2015**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, May 21, 2015 at 8:00 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Larry Deckard, Larry Rogers, Charlie Dolan and Karen Zavis. The Architectural Consultant, John Perkins, was also in attendance.

**MEETING MINUTES** – The Committee reviewed the May 7, 2015 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the May 7, 2015 meeting minutes as submitted.

**Lauterbach Duplex  
Mike Lauterbach**

**Flg. 3, Blk. 3, Lot 19  
621 Singletree Road**

**Conceptual Review**

Mike Lauterbach presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The Committee remarked that this is a steep and narrow lot and is very challenging for a duplex design; therefore a primary/secondary residence design could be a solution.
- b. The proposed duplex plans appear disorganized and the massing of the project does not step up the lot and follow the natural topography of the site (Design Guidelines page 6, Section 2.4).
- c. The south elevation of the home as presented does not display a fenestration pattern that would take advantage of the distant views to the south, i.e. Arrowhead and Beaver Creek.
- d. The driveway as presented encroaches into the east side setback and is not approvable (Design Guidelines page 5, Section 2.3).
- e. The Committee felt that the main entries to each side of the duplex did not have a strong sense of arrival (Design Guidelines page 11, Section 2.8).

The matter is tabled per the Applicant's request.

**Irwin Residence  
Dave Irwin**

**Flg. 4, Blk. 4, Lot 19  
0531 Winslow Road**

**Discussion-Constructed  
Elements in Setback**

Dave and Debra Irwin were present to request an exception to the Guidelines regarding constructed elements inside of the property setbacks (Design Guidelines page 5, Section 2.3). The Applicant was denied an exception and will remove the in-progress address markers/lights and replace it with a compliant address marker, if desired. A letter confirming this decision shall be sent to Mr. Irwin.

**O'Brian Residence  
Karolina Zolnierczyk**

**Flg. 1, Lot 24W  
0140 Charolais Circle**

**Tree Removal/Landscaping**

Ms. Zolnierczyk, representing Ceres Landscape Design, presented the plans to modify the existing landscaping. The applicant is requesting to remove 5 cottonwood trees and replace them with 3 aspens and an ornamental cherry tree. Complete tree removal was discussed, including the grinding of stumps left by the removal. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the removal of 5 cottonwood trees replacing them with 3 aspens and an ornamental cherry tree.

**Kime Residence  
John Perkins**

**Fig. 2, Blk. 3, Lot 20  
1021 June Creek Road**

**Final Review**

John Perkins presented the final plans to the Committee for their review and the following matters were noted:

- a. For final design review a complete set of plans per the Design Guidelines must be submitted (Design Guidelines page 51, Section 9) including the Construction Management plan and a Design and Construction Compliance Fee deposit.

The matter is tabled per the Applicant's request.

**Vickers Residence**

**Fig. 4, Blk. 1, Lot 21  
81 Filly Drive**

**Pool Removal/Fence/  
Landscaping**

Mr. Perkins reported that he had made a site visit to the residence to discuss the filling in (and landscaping over) of an existing swimming pool and the condition of the existing wood fence surrounding the pool, with no success. The Vickers are the new owners of this property. Mr. Perkins was requested to send a letter to the owner explaining that the existing fence could remain on site (since it is 'grandfathered') but that it needs to be maintained, and if replaced or modified, will be required to be in compliance with the current guidelines. (Design Guidelines page 22, Section 33).

**ADJOURNMENT** – There being no further business to come before the Committee, by motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the Regular Meeting of the Singletree Design Review Committee this the 21<sup>st</sup> day of May 2015.